





Property Description

Connells are delighted to bring this well-presented Victorian semi-detached house to the market that is situated on a popular residential road in Watford. The property comprises of two reception room, a modern fitted kitchen, two double bedrooms and an off-landing family bathroom suite. Benefits include period character features, a large mature rear garden with side access, on-street permitted parking as well as holding the potential to extend (STPP).

An ideal family home, the property is located within easy reach of Watford Grammar School for Girls, Watford Town Centre and ideally placed for easy access to both Watford High Street Station, Bushey Train Station as well as the A41 and M1 motorways.

For more information or to arrange a viewing, please contact Connells today.

Entrance Hall

Door to front aspect, radiator,

Living Room

15' 7" INTO BAY x 9' 7" MAX (4.75m INTO BAY x 2.92m MAX)

Bay window to front aspect, television point, two radiators.

Dining Room

13' 2" x 12' 9" (4.01m x 3.89m)

Window to rear aspect, stairs to first floor landing, telephone point, under-stairs storage,

radiator.

Kitchen

13' 9" + DOOR RECESS x 7' 4" (4.19m + DOOR RECESS x 2.24m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric oven, gas hob with extractor hood, space for fridge/freezer, plumbing for washing machine and dishwasher, tumble dryer, breakfast bar area, patio doors to rear garden.

First Floor Landing

Access to boarded loft, storage cupboard.

Bedroom One

13' 3" MAX x 13' 5" MAX (4.04m MAX x 4.09m MAX)

Windows to front aspect, radiator.

Bedroom Two

13' 5" x 7' 6" (4.09m x 2.29m)

Window to rear aspect, radiator.

Bathroom

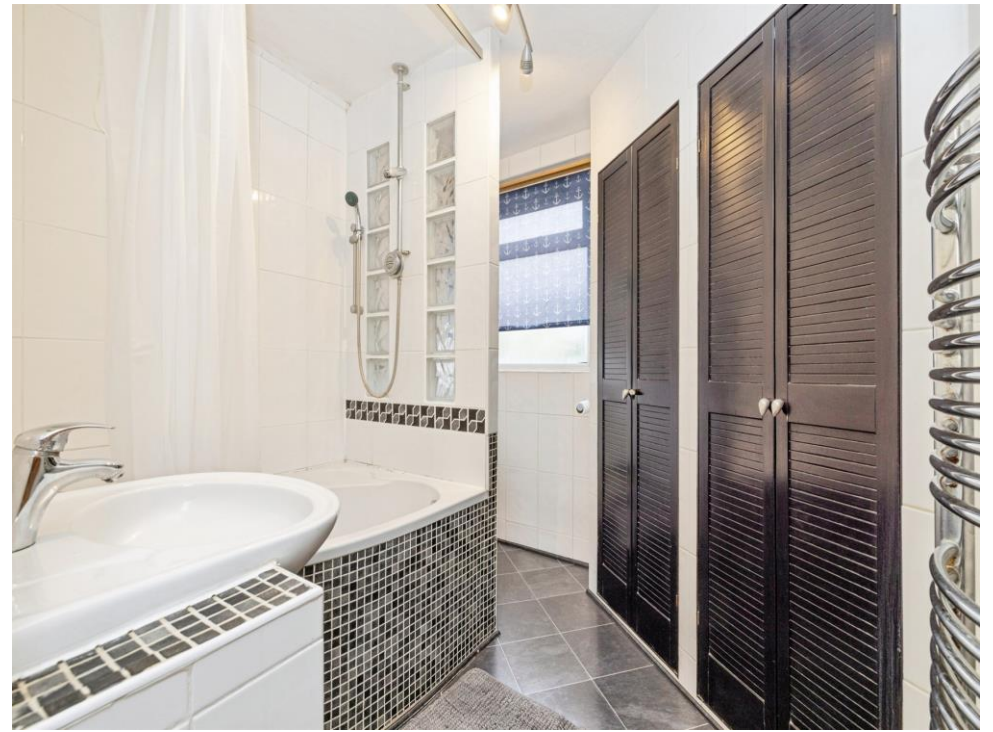
Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, heated towel rail, storage cupboard.

Outside

Rear Garden

South-west facing, paved patio area, laid lawn, trees & shrubberies, side access.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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6 The Parade
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314808



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